

## PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, OCTOBER 27, 2010**, at **6:00 p.m.** to consider the following:

### INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS

Applications have been filed with the Loudoun County Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia to add the following parcels to the following Agricultural and Forestal Districts:

DISTRICT	PIN#	TAX MAP NUMBER	ACRES
New Catoctin South	219-45-6658	/19////////10/	6.85
New Catoctin South	337-45-2650	/17///5////12/	21.87
New Catoctin South	337-45-9056	/17///5////1/	10.00
New Oak Hill	393-10-1697	/75////////25A	35.00
New Hillsboro	414-19-1069	/26//17////5/	14.76
New Hillsboro	415-19-4562	/36//14////1/	8.99
New Hillsboro	415-28-8073	/26///4////8/	13.11
New Hillsboro	551-35-4438	/24///3////11/	10.19

Any owner of additional qualifying land may join the applications within thirty (30) days from the date the notice is first published, or, with consent of the Board of Supervisors, at any time before the public hearing that the Board of Supervisors must hold to review the applications.

Any owner who joined in the application may withdraw their land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Section 15.2-4309 and 15.2-4310 of the Code of Virginia.

The terms of the foregoing Agricultural and Forestal Districts to which parcels are being added are as follows:

DISTRICT	TERM	SUBDIVISION MINIMUM LOT SIZE	TERM START DATE
New Catoctin South	4 years	20 acres	June 2, 2008
New Hillsboro	4 years	20 acres	April 11, 2008
New Oakhill	4 years	40 acres	April 15, 2010

Each of these Districts will be reviewed prior to its expiration date pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The applications and proposed modifications were submitted to the Agricultural District Advisory Committee (ADAC). The ADAC held a public meeting on September 22, 2010, to consider the applications and any proposed modifications. The ADAC will file its report with the Planning Commission prior to the public hearing.

*In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 1 Harrison*

Street S.E., 5<sup>th</sup> Floor, Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

## **REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW FEATHERBED AGRICULTURAL AND FORESTAL DISTRICT**

The current term of the New Featherbed Agricultural and Forestal District will expire on November 4, 2010. The District has a four-year term and a lot subdivision minimum of 50 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify or terminate the District. Parcels proposed for the District lie within an area generally west of Cobb House Road (Route 629) and the Village of Aldie, north of the Little River and John Mosby Highway (Route 50), south of Goose Creek, Wainway Lane, and Snickersville Turnpike (Route 734), and east of and along Whitetail Ridge Lane and Sam Fred Road (Route 748), in the Blue Ridge Election District.

During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District. Landowners of the following parcels, currently enrolled in the New Featherbed Agricultural and Forestal District, were notified by certified first class mail of the District review.

### Parcel Listings

<b>PIN#</b>	<b>Tax Map Number</b>	<b>Acres</b>		<b>PIN#</b>	<b>Tax Map Number</b>	<b>Acres</b>
431-36-5310	/88////////44/	243.89		467-36-3576	/88////////8/	369.14
432-26-1826	/88//6////5/	17.18		468-17-1591	/88//18////2/	25.17
465-35-1693	/74/B/1////14/	8.68		468-46-5456	/88////////11B	78.54
465-36-0657	/74////////11/	6.99		468-26-3432	/88//18////1/	25.52
465-45-1440	/74/B/1////13/	6.54		501-30-1846	/88//12////2/	12.60
465-48-8474	/74/A/1////D1/	7.04		501-30-4482	/88//12////3/	7.28
466-26-5930	/88////////8A	14.48		502-17-6630	/87////////37C	11.92
466-35-3459	/88//17////WL/	20.44		503-47-4643	/87////////37/	10.99
466-39-3875	/88////////6/	160.60		503-47-6813	/87////////40A	1.06
467-27-8809	/88////////10A	3.00		503-48-0236	/87////////38/	5.00
467-28-2312	/88////////9/	2.64		503-48-3867	/87//5////A/	21.09

Any owner of additional qualifying land may apply for inclusion in the New Featherbed Agricultural and Forestal District within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board of Supervisors, at any time before the Public Hearing that the Board of Supervisors must hold to review the District and any new applications. Applications for the addition of land to the New Featherbed Agricultural and Forestal District shall be filed with the Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia. Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on September 22, 2010, to consider whether to continue, modify or terminate the New Featherbed Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

*In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 1 Harrison Street S.E., 5<sup>th</sup> Floor, Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.*

## **ZMAP 2008-0018 & SPEX 2010-0008 DULLES WORLD CENTER**

*(Zoning Map Amendment Petition and Special Exception)*

Dulles World Center, LLC of Reston, Virginia has submitted an application to rezone approximately 81.68 acres from the PD-RDP (Planned Development-Research and Development Park) zoning district under the 1972 Zoning Ordinance to the PD-TC (Planned Development-Town Center) and the PD-OP (Planned Development-Office Park) zoning districts under the Revised 1993 Zoning Ordinance in order to permit the development of a mixed-use community of up to 1,495 multi-family units, at an overall density of approximately 18 dwelling units per acre, and up to 3,979,500 square feet of office, commercial, and retail uses, and up to 130,245 square feet of civic uses, for a collective non-residential Floor Area Ratio (FAR) of approximately 1.16. The subject property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, the QN (Quarry Notification) Overlay District-Loudoun Note Area, and the Route 28 Taxing District, and is also located partially within the FOD (Floodplain Overlay District). The applicant has also submitted an application for a special exception to permit an increase in the maximum FAR from 0.60 up to 1.45 in the proposed PD-OP zoning district. This special exception application is subject to the Revised 1993 Zoning Ordinance, and an FAR up to 2.0 maximum is permitted by Special Exception under Section 4-306(C). This application is also requesting modifications of the Revised 1993 Zoning Ordinance as follows:

<b>SECTION NUMBER</b>	<b>SECTION NAME</b>	<b>PROPOSED MODIFICATION</b>
<b>Revised 1993 Zoning Ordinance Sections</b>		
1-205(A)	Limitations and Methods for Measurements of Lots, Yards, and Related Terms. Lot Access Requirements.	Permit all new streets, except for the realigned Innovation Avenue, to be private.
4-306(B)	Building Requirements. Building Heights.	Increase the maximum building height from 100 feet (if set back certain distances from certain streets and lot lines) to 200 feet within the proposed PD-OP zoning district without the building being set back any distance in addition to the required minimum yard dimensions.
4-805(F)(1)	Lot Requirements. Other yard requirements. Adjacent to roads.	Reduce the minimum building setback (35 feet) and the minimum parking setback (25 feet) to 10 feet from the right-of-way of any road.
4-806(B)	Building Requirements. Building Height.	Increase the maximum building height from 40 feet in the Town Center Fringe and 60 feet in the Town Center Core to 200 feet within the entire proposed PD-TC zoning district without the building being set back any

		distance in addition to the minimum yard dimensions.
4-808(B)	Land Use Arrangement and Use Limitations.	Increase the maximum range for the perimeter of a full block for Land Bays 7 and 13 from 1,600 feet to 2,150 feet.
4-808(C)	Land Use Arrangement and Use Limitations.	Eliminate the requirement that each block in the Town Center be designed to include an alley.
4-808(H)	Land Use Arrangement and Use Limitations.	Reduce the minimum percentage of the total land area within the Town Center devoted to civic uses from 10 percent to 5 percent.
5-900(A)(5)(a)	Building and Parking Setbacks from Roads. Route 28.	Reduce the minimum building setback along Route 28 from 100 feet to 75 feet.
5-900(A)(10)(a)	Building and Parking Setbacks from Roads. Other Major Collector Roads.	Reduce the minimum building setback along realigned Innovation Avenue (a Major Collector Road) from 75 feet to 35 feet.

The subject property is located on the north side of the Dulles Greenway (Route 267), the east side of Sully Road (Route 28), the west side of the boundary between Loudoun County and the Town of Herndon, and along both sides of Innovation Avenue (Route 209), in the Dulles Election District. The subject property is more particularly described as Tax Map Number /94//14///A2B/ (PIN# 035-26-2113), Tax Map Number /94//14///A2C/ (PIN# 035-25-7745), Tax Map Number /94//14///A2D/ (PIN# 035-26-4587), Tax Map Number /94//14///A2E/ (PIN# 035-25-8897), Tax Map Number /94//14////B/ (PIN# 035-17-3774), and a portion of Tax Map Number /94//14////C/ (PIN# 035-26-7139). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), which designates this area for Business uses, with a recommended Floor Area Ratio (FAR) up to 1.0, and Residential uses, with recommended densities up to 24 dwelling units per acre.

**ZMOD 2010-0001**  
**RAYTHEON COMPREHENSIVE SIGN PLAN**  
*(Zoning Ordinance Modification)*

Raytheon Company of Dulles, Virginia has submitted an application for a Special Exception to modify the applicable provisions of Section 5-1204 of both the 1993 Zoning Ordinance and the Revised 1993 Zoning Ordinance to implement a Comprehensive Sign Plan that proposes changes to the permitted size, height, and location of certain signs. The subject property is located partially within the PD-OP (Planned Development-Office Park) zoning district under the Revised 1993 Zoning Ordinance and partially within the PD-IP (Planned Development-Industrial Park) under the 1993 Zoning Ordinance, and is being developed pursuant to ZMOD-2002-0002, America Online Inc., and ZMAP-2008-0011, AOL Campus (America Online). The property is also located within the Route 28 Taxing District and the AI (Airport Impact Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and is located partially within the FOD (Floodplain Overlay District). The modification to the sign regulations applicable to a Planned Development District is authorized by special exception under Section 6-1511(B)(5) and is reviewed in accordance with Section 5-1202(E). The subject property is approximately 43.6 acres in size and is located along both sides of Pacific Boulevard (Route 1036), south of Waxpool Road (Route 625), at 22110, 22260, 22270, and 22265 Pacific Boulevard, Dulles, Virginia, in the Dulles

Election District. The subject property is more particularly described as Tax Map Numbers /94//28//41AA/ (PIN# 044-37-0163), /94//28//41AB/ (PIN# 044-37-2232), /94//28//41AC/ (PIN# 044-37-4409), and /94//28////2A (PIN# 044-26-2662). The area is governed by the policies of the Revised General Plan (Suburban Policy Area), which designates this area for Keynote Employment uses and which recommend a Floor Area Ratio (FAR) of up to 1.0.

**ZCPA 2005-0011**  
**QWEST AT LE BOURGET BUSINESS PARK**  
*(Zoning Concept Plan Amendment)*

Qwest Communication Company LLC of Denver, Colorado, has submitted an application to amend the concept plan and proffers approved with ZMAP 1985-0021 and ZMAP 1986-0015, Le Bourget Industrial Park, in order to permit Wilder Court to be a private road with no resulting change in density, in the PD-GI (Planned Development-General Industry) zoning district. The subject property is located within the Route 28 Taxing District and the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the 1972 Zoning Ordinance. The subject property is approximately 11.92 acres in size and is located on the south side of Underwood Lane (Route 866), on the north side of Old Ox Road (Route 606), at 22995 Wilder Court, Sterling, Virginia, in the Dulles Election District. The subject property is more particularly described as Tax Map Numbers /94//21////A/ (PIN# 046-37-2605) and /94//21////12/ (PIN# 046-36-8231). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)) and the Dulles North Area Management Plan which designate this area for Industrial uses and which recommend a Floor Area Ratio (FAR) of 0.3 to 0.4.

**ZMAP 2010-0004**  
**LOUDOUN VALLEY ESTATES III**  
*(Zoning Map Amendment Petition)*

The Loudoun County Board of Supervisors, pursuant to a motion passed at its April 20, 2010 business meeting, has initiated an application to rezone the Loudoun Valley Estates III development (also known as Overlook/Preserve) from the PD-GI (Planned Development-General Industry) zoning district to the R-1 (Single Family Residential) zoning district. The subject property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 266.67 acres in size, contains 266 existing single-family detached residential dwellings, and was developed pursuant to a vested rights agreement at a density of approximately 1 dwelling unit per acre. The subject property is generally located on the west side of Old Ox Road (Route 606), south of Loudoun County Parkway (Route 607), north of Overland Drive, east of Belmont Ridge Road (Route 659), and west of Washington Dulles International Airport, in the Dulles Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN#	ACRES	ZONING	PROPERTY ADDRESS
/92/C16///215/	092-35-2073	0.63	PD-GI	23336 ROGERDALE PL, STERLING VA 20166
/92/C16///216/	092-35-2658	0.47	PD-GI	23340 ROGERDALE PL, STERLING VA 20166
/92/C16///214/	092-35-4366	0.69	PD-GI	43621 CAMERONS POINT CT, STERLING VA 20166
/92/C16///244/	092-45-0303	0.47	PD-GI	23325 ROGERDALE PL, STERLING VA 20166
/92/C16///184/	092-45-0750	0.47	PD-GI	43462 STUKELY DR, STERLING VA 20166
/92/C16///186/	092-45-2161	0.53	PD-GI	23305 ROGERDALE PL, STERLING VA 20166
/92/C16///209/	092-45-2817	0.56	PD-GI	43475 STUKELY DR, STERLING VA 20166
/92/C16///205/	092-45-4455	0.51	PD-GI	23304 ROGERDALE PL, STERLING VA 20166

/92/C16///202/	092-45-4786	0.47	PD-GI	23292 ROGERDALE PL, STERLING VA 20166
/92/C16////F/	092-45-5804	1.17	PD-GI	N/A
/92/C16///211/	092-35-2292	0.49	PD-GI	43616 CAMERONS POINT CT, STERLING VA 20166
/92/C16///212/	092-35-3997	0.77	PD-GI	43620 CAMERONS POINT CT, STERLING VA 20166
/92/C16///213/	092-35-5184	0.72	PD-GI	43624 CAMERONS POINT CT, STERLING VA 20166
/92/C16///243/	092-45-0415	0.47	PD-GI	23321 ROGERDALE PL, STERLING VA 20166
/92/C16///188/	092-45-1482	0.47	PD-GI	43615 PARISVILLE CT, STERLING VA 20166
/92/C16///210/	092-45-2606	0.49	PD-GI	23320 ROGERDALE PL, STERLING VA 20166
/92/C16///206/	092-45-3540	0.69	PD-GI	43474 STUKELY DR, STERLING VA 20166
/92/C16///204/	092-45-4565	0.51	PD-GI	23300 ROGERDALE PL, STERLING VA 20166
/92/C16///201/	092-45-4795	0.47	PD-GI	23288 ROGERDALE PL, STERLING VA 20166
/92/C16///169/	122-10-0233	0.54	PD-GI	23202 HEMMINGFORD CIR, STERLING VA 20166
/92/C12///58/	092-35-2442	0.57	PD-GI	23344 ROGERDALE PL, STERLING VA 20166
/92/C12////B/	092-35-4247	1.46	PD-GI	N/A
/92/C16///189/	092-45-0183	0.66	PD-GI	43611 PARISVILLE CT, STERLING VA 20166
/92/C16///242/	092-45-0624	0.57	PD-GI	23317 ROGERDALE PL, STERLING VA 20166
/92/C16///185/	092-45-1943	0.63	PD-GI	23309 ROGERDALE PL, STERLING VA 20166
/92/C16///187/	092-45-2681	0.62	PD-GI	23293 ROGERDALE PL, STERLING VA 20166
/92/C16///208/	092-45-4214	0.46	PD-GI	43479 STUKELY DR, STERLING VA 20166
/92/C16///203/	092-45-4775	0.49	PD-GI	23296 ROGERDALE PL, STERLING VA 20166
/92/C16///207/	092-45-4933	0.50	PD-GI	43478 STUKELY DR, STERLING VA 20166
/92/C16///259/	122-10-0908	0.52	PD-GI	23203 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///170/	122-10-1233	0.47	PD-GI	23206 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///172/	122-10-3332	0.58	PD-GI	23214 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///174/	122-10-5118	0.58	PD-GI	23222 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///147/	122-18-9205	0.51	PD-GI	43459 FREEPORT PL, STERLING VA 20166
/92/C16///150/	122-19-1929	0.59	PD-GI	43446 FREEPORT PL, STERLING VA 20166
/92/C16///165/	122-19-6506	0.56	PD-GI	23186 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///168/	122-19-9128	0.56	PD-GI	23198 HEMMINGFORD CIR, STERLING VA 20166
/92/C12///18/	123-10-4698	0.49	PD-GI	43503 OGDEN PL, STERLING VA 20166
/92/C12///17/	123-10-6095	0.62	PD-GI	43507 OGDEN PL, STERLING VA 20166
/92/C12///12/	123-10-7988	0.46	PD-GI	23416 SUMMERSTOWN PL, STERLING VA 20166
/92/C16///171/	122-10-2033	0.50	PD-GI	23210 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///261/	122-10-3502	0.60	PD-GI	23231 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///175/	122-10-5803	0.58	PD-GI	23226 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///148/	122-18-9716	0.46	PD-GI	43455 FREEPORT PL, STERLING VA 20166
/92/C16///152/	122-19-2003	0.65	PD-GI	43454 FREEPORT PL, STERLING VA 20166
/92/C16///166/	122-19-7214	0.56	PD-GI	23190 HEMMINGFORD CIR, STERLING VA 20166
/92/C12///20/	123-10-2199	0.46	PD-GI	43495 OGDEN PL, STERLING VA 20166
/92/C12///15/	123-10-5765	0.55	PD-GI	23425 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///14/	123-10-7263	0.57	PD-GI	23424 SUMMERSTOWN PL, STERLING VA 20166
/92/C12////A/	123-19-8464	35.67	PD-GI	N/A
/92/C16///260/	122-10-2210	0.57	PD-GI	23211 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///173/	122-10-4826	0.58	PD-GI	23218 HEMMINGFORD CIR, STERLING VA 20166
/92/C16////C/	122-10-8034	58.08	PD-GI	N/A
/92/C16///149/	122-18-9928	0.57	PD-GI	43451 FREEPORT PL, STERLING VA 20166
/92/C16///151/	122-19-2617	0.65	PD-GI	43450 FREEPORT PL, STERLING VA 20166
/92/C16///167/	122-19-8024	0.56	PD-GI	23194 HEMMINGFORD CIR, STERLING VA 20166
/92/C12///19/	123-10-3498	0.46	PD-GI	43499 OGDEN PL, STERLING VA 20166
/92/C12///16/	123-10-5780	0.49	PD-GI	23421 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///13/	123-10-7675	0.46	PD-GI	23420 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///28/	123-20-0123	0.46	PD-GI	43486 OGDEN PL, STERLING VA 20166

/92/C16///90/	123-20-0491	0.48	PD-GI	43467 ROCKFOREST CT, STERLING VA 20166
/92/C16///89/	123-20-1889	0.50	PD-GI	43475 ROCKFOREST CT, STERLING VA 20166
/92/C12///32/	123-20-3248	0.50	PD-GI	23395 KERRISDALE WY, STERLING VA 20166
/92/C12///34/	123-20-4173	0.48	PD-GI	23387 KERRISDALE WY, STERLING VA 20166
/92/C12///36/	123-20-5197	0.49	PD-GI	23379 KERRISDALE WY, STERLING VA 20166
/92/C12///43/	123-20-6674	0.56	PD-GI	23382 KERRISDALE WY, STERLING VA 20166
/92/C12///50/	123-20-7239	0.47	PD-GI	23401 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///52/	123-20-7964	0.47	PD-GI	23393 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///10/	123-20-8512	0.47	PD-GI	23408 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///55/	123-20-9398	0.48	PD-GI	23381 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///21/	123-20-0901	0.47	PD-GI	43491 OGDEN PL, STERLING VA 20166
/92/C12///30/	123-20-2821	0.60	PD-GI	43494 OGDEN PL, STERLING VA 20166
/92/C16///88/	123-20-3287	0.60	PD-GI	43479 ROCKFOREST CT, STERLING VA 20166
/92/C12///35/	123-20-4787	0.48	PD-GI	23383 KERRISDALE WY, STERLING VA 20166
/92/C12///44/	123-20-5961	0.60	PD-GI	23386 KERRISDALE WY, STERLING VA 20166
/92/C12///49/	123-20-6828	0.47	PD-GI	23405 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///41/	123-20-7399	0.52	PD-GI	23374 KERRISDALE WY, STERLING VA 20166
/92/C12///11/	123-20-8103	0.46	PD-GI	23412 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///9/	123-20-8825	0.47	PD-GI	23404 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///7/	123-20-9648	0.47	PD-GI	23396 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///29/	123-20-1421	0.48	PD-GI	43490 OGDEN PL, STERLING VA 20166
/92/C12///31/	123-20-3035	0.50	PD-GI	23399 KERRISDALE WY, STERLING VA 20166
/92/C12///33/	123-20-3761	0.49	PD-GI	23391 KERRISDALE WY, STERLING VA 20166
/92/C12///47/	123-20-4918	0.59	PD-GI	23402 KERRISDALE WY, STERLING VA 20166
/92/C12///48/	123-20-6513	0.54	PD-GI	43506 OGDEN PL, STERLING VA 20166
/92/C12///42/	123-20-6986	0.53	PD-GI	23378 KERRISDALE WY, STERLING VA 20166
/92/C12///51/	123-20-7552	0.47	PD-GI	23397 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///53/	123-20-8376	0.47	PD-GI	23389 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///8/	123-20-9137	0.47	PD-GI	23400 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///16/	123-20-9961	0.47	PD-GI	23392 SUMMERSTOWN PL, STERLING VA 20166
/92/C16///97/	123-29-3073	0.63	PD-GI	43446 ROCKFOREST CT, STERLING VA 20166
/92/C16///95/	123-29-5155	0.65	PD-GI	43447 ROCKFOREST CT, STERLING VA 20166
/92/C12///25/	123-29-6319	0.75	PD-GI	43474 OGDEN PL, STERLING VA 20166
/92/C12///26/	123-29-7629	0.69	PD-GI	43478 OGDEN PL, STERLING VA 20166
/92/C12///27/	123-29-9025	0.52	PD-GI	43482 OGDEN PL, STERLING VA 20166
/92/C16///80/	123-30-0135	0.69	PD-GI	43535 FREEPORT PL, STERLING VA 20166
/92/C16///69/	123-30-1265	0.55	PD-GI	43530 FREEPORT PL, STERLING VA 20166
/92/C16///68/	123-30-2059	0.55	PD-GI	43534 FREEPORT PL, STERLING VA 20166
/92/C16///224/	123-30-3080	0.62	PD-GI	43581 WARDEN DR, STERLING VA 20166
/92/C16///87/	123-30-3807	0.67	PD-GI	43478 ROCKFOREST CT, STERLING VA 20166
/92/C16///96/	123-29-3558	0.58	PD-GI	43442 ROCKFOREST CT, STERLING VA 20166
/92/C16///99/	123-29-5491	0.48	PD-GI	43454 ROCKFOREST CT, STERLING VA 20166
/92/C16///93/	123-29-6675	0.48	PD-GI	43455 ROCKFOREST CT, STERLING VA 20166
/92/C16///92/	123-29-7683	0.52	PD-GI	43459 ROCKFOREST CT, STERLING VA 20166
/92/C16///91/	123-29-9090	0.55	PD-GI	43463 ROCKFOREST CT, STERLING VA 20166
/92/C16///70/	123-30-0168	0.55	PD-GI	43526 FREEPORT PL, STERLING VA 20166
/92/C16///79/	123-30-1529	0.60	PD-GI	43539 FREEPORT PL, STERLING VA 20166
/92/C16///86/	123-30-2612	0.47	PD-GI	43474 ROCKFOREST CT, STERLING VA 20166
/92/C16///78/	123-30-3126	0.60	PD-GI	43543 FREEPORT PL, STERLING VA 20166
/92/C16///223/	123-30-3876	0.63	PD-GI	43585 WARDEN DR, STERLING VA 20166
/92/C16///98/	123-29-4383	0.56	PD-GI	43450 ROCKFOREST CT, STERLING VA 20166
/92/C16///94/	123-29-5666	0.54	PD-GI	43451 ROCKFOREST CT, STERLING VA 20166

/92/C12///24/	123-29-7005	0.62	PD-GI	43479 OGDEN PL, STERLING VA 20166
/92/C12///23/	123-29-8402	0.51	PD-GI	43483 OGDEN PL, STERLING VA 20166
/92/C12///22/	123-29-9702	0.46	PD-GI	43487 OGDEN PL, STERLING VA 20166
/92/C16///226/	123-30-1091	0.56	PD-GI	43573 WARDEN DR, STERLING VA 20166
/92/C16///225/	123-30-1984	0.59	PD-GI	43577 WARDEN DR, STERLING VA 20166
/92/C16///67/	123-30-2851	0.55	PD-GI	43538 FREEPORT PL, STERLING VA 20166
/92/C16///66/	123-30-3655	0.55	PD-GI	43542 FREEPORT PL, STERLING VA 20166
/92/C16///77/	123-30-4326	0.56	PD-GI	43547 FREEPORT PL, STERLING VA 20166
/92/C16///65/	123-30-4549	0.55	PD-GI	43546 FREEPORT PL, STERLING VA 20166
/92/C12///64/	123-30-5550	0.54	PD-GI	43550 FREEPORT PL, STERLING VA 20166
/92/C12///63/	123-30-6450	0.51	PD-GI	43554 FREEPORT PL, STERLING VA 20166
/92/C12///40/	123-30-7812	0.56	PD-GI	23370 KERRISDALE WY, STERLING VA 20166
/92/C12///61/	123-30-8450	0.52	PD-GI	43562 FREEPORT PL, STERLING VA 20166
/92/C12///60/	123-30-9549	0.50	PD-GI	43566 FREEPORT PL, STERLING VA 20166
/92/C16///120/	123-38-8744	0.48	PD-GI	23289 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///110/	123-38-9097	0.55	PD-GI	43379 STUKELY DR, STERLING VA 20166
/92/C16///112/	123-39-0172	0.46	PD-GI	23280 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///117/	123-39-0610	0.61	PD-GI	23301 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///222/	123-30-5277	0.56	PD-GI	43589 WARDEN DR, STERLING VA 20166
/92/C12///38/	123-30-5925	0.69	PD-GI	23367 KERRISDALE WY, STERLING VA 20166
/92/C16///220/	123-30-7173	0.52	PD-GI	43597 WARDEN DR, STERLING VA 20166
/92/C12///39/	123-30-8127	0.72	PD-GI	43563 FREEPORT PL, STERLING VA 20166
/92/C16///218/	123-30-9071	0.53	PD-GI	43605 WARDEN DR, STERLING VA 20166
/92/C12///56/	123-30-9713	0.48	PD-GI	23377 SUMMERSTOWN PL, STERLING VA 20166
/92/C16///121/	123-38-8755	0.49	PD-GI	23285 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///118/	123-38-9115	0.64	PD-GI	23297 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///109/	123-39-0499	0.48	PD-GI	43383 STUKELY DR, STERLING VA 20166
/92/C16///114/	123-39-0946	0.46	PD-GI	23288 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C12///37/	123-30-5510	0.50	PD-GI	23375 KERRISDALE WY, STERLING VA 20166
/92/C16///221/	123-30-6177	0.54	PD-GI	43593 WARDEN DR, STERLING VA 20166
/92/C12///62/	123-30-7350	0.48	PD-GI	43558 FREEPORT PL, STERLING VA 20166
/92/C16///219/	123-30-8173	0.50	PD-GI	43601 WARDEN DR, STERLING VA 20166
/92/C16///246/	123-30-9097	0.55	PD-GI	43604 WARDEN DR, STERLING VA 20166
/92/C16///122/	123-38-8067	0.46	PD-GI	23281 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///119/	123-38-8831	0.58	PD-GI	23293 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///111/	123-38-9582	0.46	PD-GI	23276 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///113/	123-39-0558	0.47	PD-GI	23284 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///115/	123-39-1233	0.54	PD-GI	23292 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///116/	123-39-1721	0.74	PD-GI	23296 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///102/	123-39-6231	0.48	PD-GI	23353 LENNOXVILLE WY, STERLING VA 20166
/92/C16///74/	123-39-6999	0.49	PD-GI	43510 FREEPORT PL, STERLING VA 20166
/92/C16///72/	123-39-8182	0.55	PD-GI	43518 FREEPORT PL, STERLING VA 20166
/92/C16///81/	123-39-8943	0.64	PD-GI	43531 FREEPORT PL, STERLING VA 20166
/92/C16///84/	123-39-9817	0.68	PD-GI	43466 ROCKFOREST CT, STERLING VA 20166
/92/C16///234/	123-40-1243	0.56	PD-GI	43423 STUKELY DR, STERLING VA 20166
/92/C16///235/	123-40-2442	0.66	PD-GI	43431 STUKELY DR, STERLING VA 20166
/92/C16///263/	123-40-2963	0.56	PD-GI	43430 STUKELY DR, STERLING VA 20166
/92/C16///236/	123-40-3739	0.58	PD-GI	43439 STUKELY DR, STERLING VA 20166
/92/C16///105/	123-39-4493	0.50	PD-GI	43507 FREEPORT PL, STERLING VA 20166
/92/C16///100/	123-39-6502	0.73	PD-GI	23361 LENNOXVILLE WY, STERLING VA 20166
/92/C16///73/	123-39-7390	0.52	PD-GI	43514 FREEPORT PL, STERLING VA 20166
/92/C16///83/	123-39-8213	0.68	PD-GI	43462 ROCKFOREST CT, STERLING VA 20166



/92/C16///71/	123-39-9677	0.55	PD-GI	43522 FREEPORT PL, STERLING VA 20166
/92/C16///255/	123-40-0329	0.58	PD-GI	43560 WARDEN DR, STERLING VA 20166
/92/C16////G/	123-40-1287	1.92	PD-GI	N/A
/92/C16///253/	123-40-2513	0.55	PD-GI	43572 WARDEN DR, STERLING VA 20166
/92/C16///252/	123-40-3410	0.56	PD-GI	43576 WARDEN DR, STERLING VA 20166
/92/C16///251/	123-40-4201	0.55	PD-GI	43584 WARDEN DR, STERLING VA 20166
/92/C16///101/	123-39-6015	0.48	PD-GI	23357 LENNOXVILLE WY, STERLING VA 20166
/92/C16///103/	123-39-6645	0.48	PD-GI	23349 LENNOXVILLE WY, STERLING VA 20166
/92/C16///104/	123-39-7857	0.62	PD-GI	43523 FREEPORT PL, STERLING VA 20166
/92/C16///82/	123-39-8330	0.53	PD-GI	23352 LENNOXVILLE WY, STERLING VA 20166
/92/C16////E/	123-39-9686	0.55	PD-GI	N/A
/92/C16///265/	123-40-0468	0.46	PD-GI	43422 STUKELY DR, STERLING VA 20166
/92/C16///264/	123-40-1368	0.46	PD-GI	43426 STUKELY DR, STERLING VA 20166
/92/C16////D/	123-40-2627	0.45	PD-GI	N/A
/92/C16///262/	123-40-3487	0.46	PD-GI	23235 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///237/	123-40-4731	0.69	PD-GI	43443 STUKELY DR, STERLING VA 20166
/92/C16///179/	123-40-4759	0.58	PD-GI	23242 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///180/	123-40-5859	0.48	PD-GI	43442 STUKELY DR, STERLING VA 20166
/92/C16///249/	123-40-6302	0.52	PD-GI	43592 WARDEN DR, STERLING VA 20166
/92/C16///248/	123-40-7101	0.52	PD-GI	43596 WARDEN DR, STERLING VA 20166
/92/C16///182/	123-40-8749	0.47	PD-GI	43454 STUKELY DR, STERLING VA 20166
/92/C16///128/	123-48-3758	0.73	PD-GI	23241 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///126/	123-48-4936	0.46	PD-GI	23253 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///130/	123-48-6274	0.68	PD-GI	23240 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///133/	123-48-7040	0.46	PD-GI	23252 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///136/	123-48-7811	0.58	PD-GI	43378 STUKELY DR, STERLING VA 20166
/92/C16///250/	123-40-5305	0.53	PD-GI	43588 WARDEN DR, STERLING VA 20166
/92/C16///178/	123-40-5874	0.51	PD-GI	23238 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///239/	123-40-6724	0.66	PD-GI	43451 STUKELY DR, STERLING VA 20166
/92/C16///240/	123-40-8023	0.60	PD-GI	43455 STUKELY DR, STERLING VA 20166
/92/C16///190/	123-40-9696	0.69	PD-GI	43607 PARISVILLE CT, STERLING VA 20166
/92/C16///127/	123-48-4545	0.56	PD-GI	23245 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///125/	123-48-5523	0.47	PD-GI	23257 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///131/	123-48-6558	0.49	PD-GI	23244 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///134/	123-48-7335	0.48	PD-GI	23256 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///145/	123-48-8983	0.53	PD-GI	43467 FREEPORT PL, STERLING VA 20166
/92/C16///238/	123-40-5826	0.69	PD-GI	43447 STUKELY DR, STERLING VA 20166
/92/C16///176/	123-40-5891	0.51	PD-GI	23230 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///181/	123-40-6851	0.49	PD-GI	43446 STUKELY DR, STERLING VA 20166
/92/C16///247/	123-40-8101	0.53	PD-GI	43600 WARDEN DR, STERLING VA 20166
/92/C16///183/	123-40-9749	0.47	PD-GI	43458 STUKELY DR, STERLING VA 20166
/92/C16///129/	123-48-4874	0.69	PD-GI	23236 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///124/	123-48-5813	0.46	PD-GI	23261 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///132/	123-48-6951	0.46	PD-GI	23248 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///135/	123-48-7523	0.48	PD-GI	23260 MEADOWVALE GLEN CT, STERLING VA 20166
/92/C16///146/	123-48-8995	0.53	PD-GI	43463 FREEPORT PL, STERLING VA 20166
/92/C16///144/	123-48-9175	0.53	PD-GI	43471 FREEPORT PL, STERLING VA 20166
/92/C16///138/	123-49-0327	0.48	PD-GI	43386 STUKELY DR, STERLING VA 20166
/92/C16///140/	123-49-1040	0.47	PD-GI	43487 FREEPORT PL, STERLING VA 20166
/92/C16///108/	123-49-1706	0.49	PD-GI	43387 STUKELY DR, STERLING VA 20166
/92/C16///156/	123-49-2462	0.47	PD-GI	43482 FREEPORT PL, STERLING VA 20166
/92/C16///158/	123-49-3644	0.63	PD-GI	43490 FREEPORT PL, STERLING VA 20166

/92/C16///230/	123-49-5831	0.60	PD-GI	43403 STUKELY DR, STERLING VA 20166
/92/C16///164/	123-49-6394	0.56	PD-GI	23182 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///232/	123-49-7734	0.64	PD-GI	43411 STUKELY DR, STERLING VA 20166
/92/C16///256/	123-49-8680	0.47	PD-GI	23175 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///143/	123-48-9463	0.53	PD-GI	43475 FREEPORT PL, STERLING VA 20166
/92/C16///142/	123-49-0357	0.47	PD-GI	43479 FREEPORT PL, STERLING VA 20166
/92/C16///153/	123-49-1492	0.52	PD-GI	43462 FREEPORT PL, STERLING VA 20166
/92/C16///139/	123-49-1930	0.54	PD-GI	43390 STUKELY DR, STERLING VA 20166
/92/C16///107/	123-49-2715	0.56	PD-GI	43499 FREEPORT PL, STERLING VA 20166
/92/C16///159/	123-49-4959	0.55	PD-GI	43402 STUKELY DR, STERLING VA 20166
/92/C16///75/	123-49-6105	0.53	PD-GI	43506 FREEPORT PL, STERLING VA 20166
/92/C16///231/	123-49-6532	0.57	PD-GI	43407 STUKELY DR, STERLING VA 20166
/92/C16///229/	123-49-8115	0.54	PD-GI	43561 WARDEN DR, STERLING VA 20166
/92/C16///257/	123-49-8891	0.53	PD-GI	23183 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///137/	123-48-9522	0.47	PD-GI	43382 STUKELY DR, STERLING VA 20166
/92/C16///141/	123-49-0646	0.47	PD-GI	43483 FREEPORT PL, STERLING VA 20166
/92/C16///154/	123-49-1682	0.52	PD-GI	43470 FREEPORT PL, STERLING VA 20166
/92/C16///155/	123-49-2373	0.53	PD-GI	43474 FREEPORT PL, STERLING VA 20166
/92/C16///157/	123-49-3255	0.48	PD-GI	43486 FREEPORT PL, STERLING VA 20166
/92/C16///76/	123-49-5121	0.79	PD-GI	43498 FREEPORT PL, STERLING VA 20166
/92/C16///163/	123-49-6284	0.51	PD-GI	23178 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///161/	123-49-7062	0.58	PD-GI	43410 STUKELY DR, STERLING VA 20166
/92/C16///228/	123-49-8608	0.53	PD-GI	43565 WARDEN DR, STERLING VA 20166
/92/C16///266/	123-49-9064	0.67	PD-GI	23171 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///233/	123-49-9342	0.58	PD-GI	43556 WARDEN DR, STERLING VA 20166
/92/C12///57/	123-30-9725	0.64	PD-GI	43571 FREEPORT PL, STERLING VA 20166
/92/C16///227/	123-49-9501	0.53	PD-GI	43569 WARDEN DR, STERLING VA 20166
/92/C16///254/	123-40-1320	0.66	PD-GI	43568 WARDEN DR, STERLING VA 20166
/92/C12///45/	123-20-5549	0.67	PD-GI	23394 KERRISDALE WY, STERLING VA 20166
/92/C16///191/	091-15-0509	0.70	PD-GI	43610 PARISVILLE CT, STERLING VA 20166
/92/C16///195/	091-15-2535	0.68	PD-GI	23273 ROGERDALE PL, STERLING VA 20166
/92/C16///200/	091-15-4803	0.47	PD-GI	23284 ROGERDALE PL, STERLING VA 20166
/92/C16///197/	091-15-5036	0.68	PD-GI	23272 ROGERDALE PL, STERLING VA 20166
/92/C12///13/	092-25-1296	0.46	PD-GI	23380 SUMMERSTOWN PL, STERLING VA 20166
/92/C12///46/	123-20-5033	0.65	PD-GI	23398 KERRISDALE WY, STERLING VA 20166
/92/C16///160/	123-49-5961	0.48	PD-GI	43406 STUKELY DR, STERLING VA 20166
/92/C16///241/	123-40-9122	0.65	PD-GI	43459 STUKELY DR, STERLING VA 20166
/92/C16///85/	123-30-1314	0.58	PD-GI	43470 ROCKFOREST CT, STERLING VA 20166
/92/C16///123/	123-38-7978	0.46	PD-GI	23277 MEADOWVALE GLEN CT. STERLING VA 20166
/92/C16///192/	091-15-1409	0.47	PD-GI	43614 PARISVILLE CT, STERLING VA 20166
/92/C16///193/	091-15-2708	0.65	PD-GI	43618 PARISVILLE CT, STERLING VA 20166
/92/C16///199/	091-15-4912	0.47	PD-GI	23280 ROGERDALE PL, STERLING VA 20166
/92/C12///15/	092-25-0373	0.46	PD-GI	23388 SUMMERSTOWN PL, STERLING VA 20166
/92/C16///245/	092-35-0290	0.48	PD-GI	23329 ROGERDALE PL, STERLING VA 20166
/92/C12///54/	123-20-8788	0.47	PD-GI	23385 SUMMERSTOWN PL, STERLING VA 20166
/92/C16///162/	123-49-6574	0.47	PD-GI	23174 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///106/	123-49-3904	0.48	PD-GI	43503 FREEPORT PL, STERLING VA 20166
/92/C16///177/	123-40-5784	0.47	PD-GI	23234 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///258/	122-19-9603	0.53	PD-GI	23195 HEMMINGFORD CIR, STERLING VA 20166
/92/C16///194/	091-15-2421	0.47	PD-GI	23277 ROGERDALE PL, STERLING VA 20166
/92/C16///196/	091-15-3941	0.69	PD-GI	23268 ROGERDALE PL, STERLING VA 20166
/92/C16///198/	091-15-5024	0.46	PD-GI	23276 ROGERDALE PL, STERLING VA 20166

/92/C12////4/	092-25-0785	0.46	PD-GI	23384 SUMMERSTOWN PL, STERLING VA 20166
/92/C16///217/	092-35-0371	0.69	PD-GI	23337 ROGERDALE PL, STERLING VA 20166
/92/C12////59/	092-350648	0.65	PD-GI	43570 FREEPORT PL, STERLING VA 20166
/92/C12////2/	092-35-1708	0.47	PD-GI	23376 SUMMERSTOWN PL, STERLING VA 20166
/92/C12////1/	092-35-2021	0.58	PD-GI	23372 SUMMERSTOWN PL, STERLING VA 20166

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) which designate this area for General Industrial uses and which recommend a Floor Area Ratio (FAR) of 0.4.

## ZMAP 2009-0003, ZMAP 2009-0004, & SPEX 2009-0027 LUCK STONE LEESBURG QUARRY EXPANSION & LOUDOUN WATER TREATMENT PLANT

*(Zoning Map Amendment Petitions and Special Exception)*

Luck Stone Corporation of Richmond, Virginia, and the Loudoun County Sanitation Authority (d/b/a Loudoun Water) of Ashburn, Virginia, have submitted an application (ZMAP 2009-0004) to rezone approximately 148.80 acres from the TR-10 (Transitional Residential-10) zoning district to the MR-HI (Mineral Resource-Heavy Industry) zoning district in order to permit the development of a water treatment plant and the expansion of the Luck Stone Leesburg stone quarry.

Luck Stone Corporation of Richmond, Virginia, has also submitted an application (ZMAP 2009-0003) to rezone approximately 323.27 acres from the JLMA-20 (Joint Land Management Area-20), TR-10 (Transitional Residential-10), and PD-GI (Planned Development-General Industry) zoning districts to the MR-HI (Mineral Resource-Heavy Industry) and PD-GI (Planned Development-General Industry) zoning districts to permit the expansion of the Luck Stone Leesburg stone quarry, and an application for a Special Exception (SPEX 2009-0027) to permit stone quarrying in the proposed MR-HI zoning district.

These applications are subject to the Revised 1993 Zoning Ordinance, and stone quarrying is permitted by Special Exception under Section 3-1004(J), pursuant to Sections 3-1007 and 3-1008. The subject property is located partially within the FOD (Floodplain Overlay District), partially within the QN (Quarry Notification) Overlay District-Luck Quarry and Luck Note Area, and partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Executive Airport. The subject property is located on the west side of the Goose Creek, south of the Town of Leesburg and the W&OD Trail, on the east side of Cochran Mill Road (Route 653), and on the north side of the Dulles Greenway (Route 267), in the Catoctin Election District. The subject property is, and applicable land development applications are, more particularly described as follows:

TAX MAP NUMBER	PIN#	ADDRESS	LAND DEVELOPMENT APPLICATION	AREA OF LAND DEVELOPMENT APPLICATION
/61////////8/	151-16-0598	41551 Cochran Mill Road, Leesburg, VA 20175	ZMAP-2009-0003  SPEX-2009-0027	81.50 acre portion of a 137.03 acre parcel  20.15 acre portion of a 137.03 acre parcel
/61////////9A	152-26-8334	N/A	ZMAP-2009-0003  SPEX-2009-0027	26.87 acres  9.96 acre portion of a 26.87 acre parcel
/61////////10/	152-36-1675	20136, 20142 Gant Lane, Leesburg, VA 20175	ZMAP-2009-0003  SPEX-2009-0027	116.27 acres  116.27 acres
/61////////20A	152-16-8431	N/A	ZMAP-2009-0003	3.60 acres

/61/////////9/	152-25-5356	N/A	ZMAP-2009-0003 SPEX-2009-0027	69.92 acres 69.92 acres
/61/////////9B	152-27-4798	N/A	ZMAP-2009-0003	5.54 acres
/61/////////15/	153-35-5865	N/A	ZMAP-2009-0004 SPEX-2009-0027	19.57 acre portion of a 168.37 acre parcel 98.87 acre portion of a 168.37 acre parcel
/61/////////6/	151-37-7403	N/A	SPEX-2009-0027	6.02 acre portion of a 148.41 acre parcel

The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)), the 2010 Revised Countywide Transportation Plan, and the Toll Road Plan which propose significant open space to protect the Goose Creek and Beaverdam reservoirs and diabase quarry operations, and which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas.

**SPEX 2010-0013**  
**LUCK STONE INTER-QUARRY TUNNEL**  
*(Special Exception)*

Luck Stone Corporation of Richmond, Virginia, has submitted an application for a special exception to modify the conditions of approval associated with SPEX 1990-0019, Luck Stone Quarry, in the MR-HI (Mineral Resource-Heavy Industry) zoning district. The proposed modifications would permit a below-grade inter-quarry tunnel access road under the Goose Creek, in lieu of the approved conveyor/bridge, to serve a planned quarry extension on the west side of the Goose Creek. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(J), pursuant to Sections 3-1007 and 3-1008. The subject property is also located within the QN (Quarry Notification) Overlay District-Luck Quarry, partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Executive Airport, and partially within the FOD (Floodplain Overlay District). The area of the proposed Special Exception comprises an approximately 30.77 acre portion of 3 adjacent parcels containing 148.41 acres, 137.03 acres, and 235.89 acres, and is located within the Luck Stone Quarry, on the west side of Belmont Ridge Road (Route 659), south of the Town of Leesburg, on the south side of the W&OD Trail, on the east side of Cochran Mill Road (Route 653), and north of the Dulles Greenway (Route 267), at 41551 Cochran Mill Road, Leesburg, Virginia, in the Catoctin Election District, and 20035, 20129, 20137, 20210, and 20235 Luck Lane, Ashburn, Virginia, in the Broad Run Election District. The subject property is more particularly described as Tax Map Numbers /61/////////6/; /61/////////8/; and /61/////////23/ (PIN#s 151-37-7403; 151-16-0598; and 152-39-5797, respectively). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)), the 2010 Revised Countywide Transportation Plan, and the Toll Road Plan which propose significant open space to protect the Goose Creek and Beaverdam reservoirs and diabase quarry operations, and which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas.

**CMPT 2009-0007 & SPEX 2009-0021**  
**LOUDOUN WATER – WATER TREATMENT PLANT**  
*(Commission Permit and Special Exception)*

The Loudoun County Sanitation Authority (d/b/a Loudoun Water) of Ashburn, Virginia, has submitted applications for a Special Exception and Commission approval to permit a water treatment plant in the MR-HI (Mineral Resources-Heavy Industry) zoning district. The property is also located partially within the FOD (Floodplain Overlay District) and partially within the QN (Quarry Notification) Overlay District-Luck Note Area. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(L) and requires a Commission Permit in accordance with Section 6-1101. The area of the proposed special exception is an approximately 52.9 acre portion of a 170.83 acre parcel and is located on the north side of the Dulles Greenway (Route 267), east of Sycolin Road (Route 643), on the west side of the Goose Creek, and south of Cochran Mill Road (Route 653), in the Catoctin Election District. The property is more particularly described as Tax Map Number /61////////15/ (PIN# 153-35-5865). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)), the 2010 Revised Countywide Transportation Plan, and the Toll Road Plan which propose significant open space to protect the Goose Creek and Beaverdam reservoirs and diabase quarry operations, and which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas.

**ZMAP 2010-0006**  
**PROPOSED AMENDMENT TO THE ZONING MAP**  
**EXPANSION OF THE QUARRY NOTIFICATION OVERLAY DISTRICT FOR**  
**LUCK STONE LEESBURG QUARRY**  
*(Zoning Map Amendment Petition)*

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution adopted by the Board of Supervisors on September 8, 2010, the Board of Supervisors hereby gives notice of a proposed amendment to the Zoning Map for the purpose of expanding the boundaries of the QN (Quarry Notification) Overlay District. The expansion of the boundaries of the QN is proposed in conjunction with the expansion of the Luck Stone Leesburg Quarry proposed by ZMAP 2009-0003, *Luck Stone Quarry*, ZMAP 2009-0004, *Loudoun Water and Luck Stone Quarry*, and SPEX 2009-0027, *Luck Stone Quarry Expansion*, and would expand the existing boundaries of the QN to encompass additional properties and additional portions of properties that would be located within 3,000 feet of the expanded quarry area. The area proposed to be mapped and zoned as QN is generally located south of the W&OD Trail, Sycolin Creek, and Cochran Mill Road (Route 653), east and north of Sycolin Road (Route 625), along both sides of certain portions of Goose Creek and the Dulles Greenway (Route 267), and west of Belmont Ridge Road (Route 659), in the Dulles Election District, and includes lots and parcels located within the Goose Creek Village subdivision. Properties that are located within, or partially within, the area proposed to be mapped and zoned as QN are more particularly described as follows:

PIN#	TAX MAP NUMBER	PARCEL ADDRESS
153-16-3488	/78//88/////D/	20810 SYCOLIN RD ASHBURN, VA 20148
153-27-7697	/78//86/////A/	42660 GENERATION DR ASHBURN VA 20147
153-28-1473	/78//90/////M/	N/A
153-28-1483	/78//90/////J/	42729 REDPATH TE ASHBURN VA 20147
153-28-1659	/78/F/1/////88/	42715 KEILLER TE ASHBURN VA 20147

153-28-1750	/78/F/1////104/	42720 TUNSTALL TE ASHBURN VA 20147
153-28-1959	/78/F/1////89/	42717 KEILLER TE ASHBURN VA 20147
153-28-2050	/78/F/1////105/	42722 TUNSTALL TE ASHBURN VA 20147
153-28-2120	/78//91////166/	42721 STRALOGH TE ASHBURN VA 20147
153-28-2160	/78/F/1////90/	42719 KEILLER TE ASHBURN VA 20147
153-28-2251	/78/F/1////106/	42724 TUNSTALL TE ASHBURN VA 20147
153-28-2360	/78/F/1////91/	42721 KEILLER TE ASHBURN VA 20147
153-28-2451	/78/F/1////107/	42726 TUNSTALL TE ASHBURN VA 20147
153-28-2560	/78/F/1////92/	42723 KEILLER TE ASHBURN VA 20147
153-28-2636	/78/F/1////R/	N/A
153-28-2651	/78/F/1////108/	42728 TUNSTALL TE ASHBURN VA 20147
153-28-2760	/78/F/1////93/	42725 KEILLER TE ASHBURN VA 20147
153-28-2851	/78/F/1////109/	42730 TUNSTALL TE ASHBURN VA 20147
153-28-2960	/78/F/1////94/	42727 KEILLER TE ASHBURN VA 20147
153-28-3052	/78/F/1////110/	42732 TUNSTALL TE ASHBURN VA 20147
153-28-3161	/78/F/1////95/	42729 KEILLER TE ASHBURN VA 20147
153-28-3252	/78/F/1////111/	42734 TUNSTALL TE ASHBURN VA 20147
153-28-3423	/78//91////P/	N/A
153-28-3461	/78/F/1////96/	42733 KEILLER TE ASHBURN VA 20147
153-28-3552	/78/F/1////112/	42738 TUNSTALL TE ASHBURN VA 20147
153-28-3761	/78/F/1////97/	42735 KEILLER TE ASHBURN VA 20147
153-28-3815	/78//86////C/	N/A
153-28-3962	/78/F/1////98/	42737 KEILLER TE ASHBURN VA 20147
153-28-4162	/78/F/1////99/	42739 KEILLER TE ASHBURN VA 20147
153-28-5147	/78/F/1////Q/	N/A
153-35-5865	/61////////15/	N/A
153-36-9846	/61////////19/	42649 HEARFORD LA ASHBURN VA 20147
153-37-0418	/61////////18/	N/A
153-37-4519	/61////////18A	N/A
153-37-6062	/61////////17/	N/A
153-38-1472	/78/F/1////23/	42714 KEILLER TE ASHBURN VA 20147
153-38-1772	/78/F/1////24/	42716 KEILLER TE ASHBURN VA 20147
153-38-1972	/78/F/1////25/	42718 KEILLER TE ASHBURN VA 20147
153-38-2172	/78/F/1////26/	42720 KEILLER TE ASHBURN VA 20147
153-38-2473	/78/F/1////27/	42722 KEILLER TE ASHBURN VA 20147
153-38-2673	/78/F/1////28/	42724 KEILLER TE ASHBURN VA 20147
153-38-2873	/78/F/1////29/	42726 KEILLER TE ASHBURN VA 20147
153-38-3174	/78/F/1////30/	42728 KEILLER TE ASHBURN VA 20147
153-38-3574	/78/F/1////31/	42734 KEILLER TE ASHBURN VA 20147
153-38-3774	/78/F/1////32/	42736 KEILLER TE ASHBURN VA 20147
153-38-4075	/78/F/1////33/	42738 KEILLER TE ASHBURN VA 20147
153-38-4275	/78/F/1////34/	42740 KEILLER TE ASHBURN VA 20147
153-38-4575	/78/F/1////35/	42742 KEILLER TE ASHBURN VA 20147
153-38-4775	/78/F/1////36/	42744 KEILLER TE ASHBURN VA 20147
153-38-4976	/78/F/1////37/	42746 KEILLER TE ASHBURN VA 20147
153-38-5276	/78/F/1////38/	42748 KEILLER TE ASHBURN VA 20147
153-38-5282	/78/F/1////S/	N/A

153-38-5576	/78/F/1////39/	42752 KEILLER TE ASHBURN VA 20147
153-48-3134	/61/////////21/	20521 BELMONT RIDGE RD ASHBURN VA 20147
154-45-5373	/78/////////3/	20776 SYCOLIN RD ASHBURN VA 20148
193-27-9018	/60/////////41/	N/A
194-19-9296	/61/////////16/	20632 SYCOLIN RD LEESBURG VA 20175
194-29-3793	/61/////////16A	N/A
194-38-5006	/60/////////40/	N/A
194-48-6020	/60/////////39/	N/A
194-49-8227	/61/////////13/	N/A
234-37-8457-001	/60/////////7BTR1	41660 SHREVE MILL RD LEESBURG VA 20175
234-37-8457-002	/60/////////7BTR2	N/A

The proposed amendment of the Zoning Map to expand the boundaries of the QN would not change the general usages and density ranges permitted by the underlying zoning districts for the above listed properties. The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)), the 2010 Revised Countywide Transportation Plan, and the Toll Road Plan which propose significant open space to protect the Goose Creek and Beaverdam reservoirs and diabase quarry operations, and which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas. The public purposes for this amendment is to achieve the purposes of zoning set forth in Section 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice, and facilitating the creation of a convenient, attractive and harmonious community.

**SPEX 2009-0005**  
**HARVARD JUNIOR PRESCHOOL**  
*(Special Exception)*

Navneen Sandhu of Ashburn, Virginia has submitted an application for a special exception to permit a child care center in the R-2 (Single Family Residential) zoning district. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-203(S), subject to the Additional Regulations set forth in Section 5-609. The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also request a modification of Table 5-1414(A) of Section 5-1414(A), the Buffer Yard and Screening Matrix, to 1) Modify the required plantings and reduce the minimum width of the Type 1 Side Buffer Yard located along the eastern boundary of the property from 10 feet to 3 feet; 2) Modify the required plantings and reduce the minimum width of the Type 2 Side Buffer Yard located along the western boundary of the property from 20 feet to 3 feet along the proposed parking lot and 6.5 feet along the remainder of the western boundary; and 3) Reduce the minimum width of the required Type 2 Rear Buffer Yard located along Waxpool Road from 20 feet to 7 feet. The subject property is approximately 1.0 acre in size and is located on the southwest side of Shellhorn Road (Route 643) and on the north side of Waxpool Road (Route 2119), at 43676 Waxpool Road, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /79/////////11/ (PIN# 119-30-7673). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designates this area for residential uses.

*Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.*

*Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>d</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.*

*Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc).*

*Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.*

Robert Klancher, Chairman